

WILLIAMSBURG
ARCHITECTURAL REVIEW BOARD MINUTES
Tuesday, July 11, 2006

CALL TO ORDER AND ATTENDANCE

The regular semimonthly Architectural Review Board meeting was held on Tuesday, July 11, 2006, at 6:30 p.m. in the third Floor Conference Room of the Municipal Building.

Chairman Spence called the meeting to order. Present in addition to Mr. Spence were Board members Messrs. Edwards, Klee, Hertzler, Lane and Quarles. Staff members present were Zoning Administrator Murphy.

Consent Agenda

Chairman Spence explained the consent agenda procedure to the audience stating that if an application is in full compliance with the ***Design Review Guidelines***, it is placed on the consent agenda. If no member of the Board has any question regarding the application and concurs that it is in full compliance with the *Guidelines*, the audience is asked if they are present to discuss any case on the Consent Agenda. If there is no one in the audience present to discuss any item on the Consent Agenda, those applications are approved as submitted and the applicants are then free to leave the meeting.

Applications on tonight's Consent Agenda:

*ARB #06-068 Colonial Penniman, LLC/115 Penniman Road – Retaining Wall

*ARB #06-070 Patriot Plaza/3040 Richmond Road – Awnings

*ARB
SIGN #06-037 Quizno's/3044-5 Richmond Road – Building Mounted Sign

*ARB
SIGN #06-038 Econo Lodge/1800 Richmond Road – Free Standing Sign with conditions

*ARB
SIGN #06-039 The Blue Talon Bistro/420 Prince George Street – Building Mounted Sign

*ARB
SIGN #06-040 Friend's Café/603 Prince George Street – Freestanding Sign

*ARB
SIGN #06-041 Braxton/128 Braxton Court – Freestanding Sign

There being no questions or comment from the Board or the audience about the Consent Agenda cases, Mr. Spence moved that they be approved with staff

recommendations. Mr. Hertzler seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Klee, Spence, Hertzler, Lane, Quarles
Nay:	None
Abstain:	Spence, Edwards and Klee (from Sign 06-039)
Absent:	None

ARCHITECTURAL PRESERVATION DISTRICT

ARB #06-067 Mahone/504 South England Street – Exterior Changes (windows and Tex Cote siding) – Approved Tex Cote siding and denied windows and window trim

Tom Mahone, owner updated the Board on the proposed window replacements noting that he proposes vinyl replacement windows to replace the existing wood windows and to cover the trim around the windows with PVC coil. He noted his intentions of reducing the cost of painting the windows and trim and the energy efficiency of new windows as the reasons for replacing the existing windows.

Mr. Mahone noted the Tex Cote product representative was present to discuss the product with Board member if they had any questions, however his intention was to coat the existing aluminum siding which has faded to make the home more attractive.

Mike of Lifelong Coatings of America noted the product is applied similar to paint, has been in use since 1961 and has a perm rating of 18. The difference between this product and other coatings such as Liquid Siding and Spray on Siding is they are not as flexible, have a lower perm rating, lower warranty, and contain ceramic micro spheres.

Mr. Spence asked if the proposed windows are vinyl clad windows because the ***Design Review Guidelines*** are specific in that replacement windows with exterior muntins must either be true-divided lights or simulated true divided lights with painted wood, vinyl clad wood or pre-finished aluminum clad wood in the AP-2 district. Mr. Mahone noted the windows were vinyl windows.

Mr. Quarles asked if the aluminum siding was installed over wood siding. Mr. Mahone noted the aluminum siding was installed over the wood siding approximately 30 years ago.

Mr. Klee asked if the existing wood windows and trim were in bad shape. Mr. Mahone noted the windows were not in bad shape and that his goal is to reduce painting and to make the dwelling more energy efficient.

Mr. Hertzler suggested that Mr. Mahone investigate interior storm panels which greatly increase energy efficiency of windows and thereby retain the existing windows since they are not in bad shape.

A discussion followed with Board members agreeing that the Tex Cote finish was acceptable with the replacement of the existing windows with vinyl windows and covering the existing wood trim around the windows with a PVC coil was not in accordance with the ***Design Review Guidelines*** thereby not acceptable.

Mr. Klee made the following motion:

- To approve the coating of the existing aluminum siding with the Tex Cote product;
- To deny the request to replace the existing windows with vinyl windows because the vinyl windows proposed do not meet the ***Design Review Guidelines*** for replacement windows;
- To deny the covering of the wood trim around the windows with the proposed PVC coil because the proposal does not meet the ***Design Review Guidelines***.

Recorded vote on the motion:

Aye:	Edwards, Klee, Spence, Hertzler, Lane, Quarles
Nay:	None
Abstain:	Spence, Edwards and Klee (from Sign 06-039)
Absent:	None

Mr. Spence suggested that Mr. Mahone investigate windows that meet the ***Design Review Guidelines*** and return with another window application if repainting the windows and installing interior storm panels does not meet his desire for more energy efficient windows for the dwelling.

CONCEPTUAL REVIEW

ARB #06-069 Payne/308 South Boundary Street – Addition to single-family dwelling

Jeff Barra, Toano Design, Inc., owners, Virginia Payne and Chris Crone presented the proposal for the addition. Mr. Barra noted since the last conceptual review in May the applicant had received approval from the Board of Zoning Appeals for a portion of the addition to be located in the same plane as the existing dwelling with the remaining addition being located five feet from the side property line as indicated on the revised site plan. He noted the following:

- The elevations were conceptual and that the request is for a large two-story addition on the rear with major upgrades to the existing dwelling.
- The existing main body of the dwelling will remain basically the same.

- A one-story garage is proposed on the right side of the existing dwelling with two garage doors to allow for the owners to maintain access to the rear yard.
- A hip roof is proposed on a portion of the rear addition to allow for additional living area.

A discussion followed with Board members expressing concern over the size of the addition, the location of windows from the corners of the addition and the compatibility of the addition with other dwellings in the neighborhood. It was agreed that future proposals must contain information on the compatibility of the addition to other dwellings in the neighborhood to address criteria in Chapter IX Additions and General Design Criteria of Chapter V of the ***Design Review Guidelines***.

OTHER

Minutes for June 13, 2006

The minutes for the June 27, 2006 meeting were approved as submitted viva voce.

There being no further business the meeting adjourned at 7:45 p.m.

Carolyn A. Murphy
Deputy Planning Director